

Allee Center, Leipzig

Modern daily needs centre in the growing Grünau area, acting as the central hub for the local community

Asset overview

- **Strategically located in the heart of Grünau**, a densely populated residential area of Leipzig, with direct bus and train links to the city centre
- **Offering shops, restaurants, amenities and recreational space** to the surrounding community
- **Indoor and outdoor greenery, water features and biophilic elements** stand out as a major characteristic and benefit to customers and visitors of the center

Sustainable Building Design

Energy & Water design and performance

- All leases negotiated by EQT include green leases clauses, including recommendations for energy efficient equipment, renewable energy contracts, eco cleaning, sustainable materials and fit-out and provision of cycle storage
- New 'smart' cooling system and towers are to be installed during 2020
- Escape corridor lighting was upgraded to LED. Mall lights are controlled via daylight lux sensors and timer controls
- Common areas are naturally ventilated
- Electricity capacity is to be enhanced during 2020 to allow electric vehicle charging stations to be installed
- Feasibility studies for solar panels (PVs), electric vehicle charging points (EVs) and heat recovery from asphalt on the parking deck are being undertaken
- An energy audit to identify operational savings is planned in Q1 2020
- Cleaning is completed during centre opening times, avoiding unnecessary energy use out of hours
- Automatic / "smart" meters to be installed to monitor water and electricity consumption in real time

Key achievements

100%
of tenant leases
negotiated under
EQT include green
clauses

Capex budget
allocated to target
energy efficiency

Health, Wellbeing and Community

Healthy Buildings & Active Design

- The center benefits from high daylighting levels thanks to the large glass dome
- Tenants and occupants can log comfort complaints through an online system
- A tenant satisfaction survey was conducted during 2019
 - Respondents were most satisfied with building management communication, building management, responsiveness, communication on sustainability and understanding of needs
- A shopper satisfaction survey is also completed every year
 - Customers were most satisfied with accessibility / transport connection, cleanliness, orientation, atmosphere and dining offers
- Living trees are planted in the mall areas providing biophilic attributes

Community

- The centre is the major shopping destination and community hub in the district
- Rental space has been provided at no cost to a charity working with children and the elderly
- Vacant space has been used by charities for exhibitions
- The center provides marketing platforms for local business and community groups



For EQT Real Estate, addressing sustainability means:

- *Contributing to a sustainable built environment for the benefit of the environment and society whilst meeting our fiduciary commitments to our clients*
- *Anticipating future trends to capture value creation opportunities and manage risks stemming from the sustainability agenda*
- *Establishing robust processes to address and progress on material aspects and transparently disclose the results from these engagements*